

August 21, 2007 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0376

Bon Air Animal Hospital

Midlothian Magisterial District
East line of McRae Road

REQUEST: Rezoning from Neighborhood Commercial (C-2) to Community Business (C-3).

PROPOSED LAND USE:

A veterinary hospital without outside runs is planned. With approval of this request, uses would be limited to those uses permitted by right or with restrictions in the Neighborhood Business (C-2) District plus a veterinary hospital without outside runs. (Proffered Condition)

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land uses conform to the Bon Air Community Plan which suggests the property is appropriate for light commercial uses.
- B. The proposed zoning and land uses are representative of and compatible with existing and anticipated area development.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.)

PROFFERED CONDITION

Uses shall be limited to those uses permitted by right or with restriction in the Neighborhood Business (C-2) District and veterinary hospitals without outside runs. (P)

GENERAL INFORMATION

Location:

East line of McRae Road, south of West Huguenot Road. Tax ID 754-720-5612.

Existing Zoning:

C-2

Size:

0.6 acre

Existing Land Use:

Commercial

Adjacent Zoning and Land Use:

North, South and West – C-2 with Conditional Use and Conditional Use Planned Development; Commercial or office

East - O-2 with Conditional Use Planned Development; Office

UTILITIES

Public Water System:

There is an existing six (6) inch water line extending along the east side of McRae Road adjacent to this site. The existing building on-site is connected to the public water system. Use of the public water system is required by County Code for any new building constructed on this site.

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line extending along the eastern boundary of this site. The existing building on-site is not connected to the public wastewater system. Use of the public wastewater system is recommended for serving this site and will be required for any new structure built on the property.

Private Septic Systems:

Use of individual septic systems must be approved by the Health Department.

ENVIRONMENTAL AND PUBLIC FACILITIES

This request will have minimal impact on these facilities.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Bon Air Community Plan which suggests the property is appropriate for light commercial use.

Area Development Trends:

The area is characterized by a commercial center focused around the intersection of Buford Road and Forest Hill Avenue, extending to Huguenot Road as a mix of commercial and office uses, east of Buford Road.

Development Standards:

The request property lies within the Bon Air Village District. Redevelopment of the site must conform to the Bon Air Village District requirements of the Zoning Ordinance that were designed to maintain and reinforce the character, identity and pedestrian scale of this area. These standards address access, parking, landscaping, architectural treatment, setbacks, lighting, pedestrian access, signs, buffers, utilities and screening of dumpsters and loading areas.

Uses:

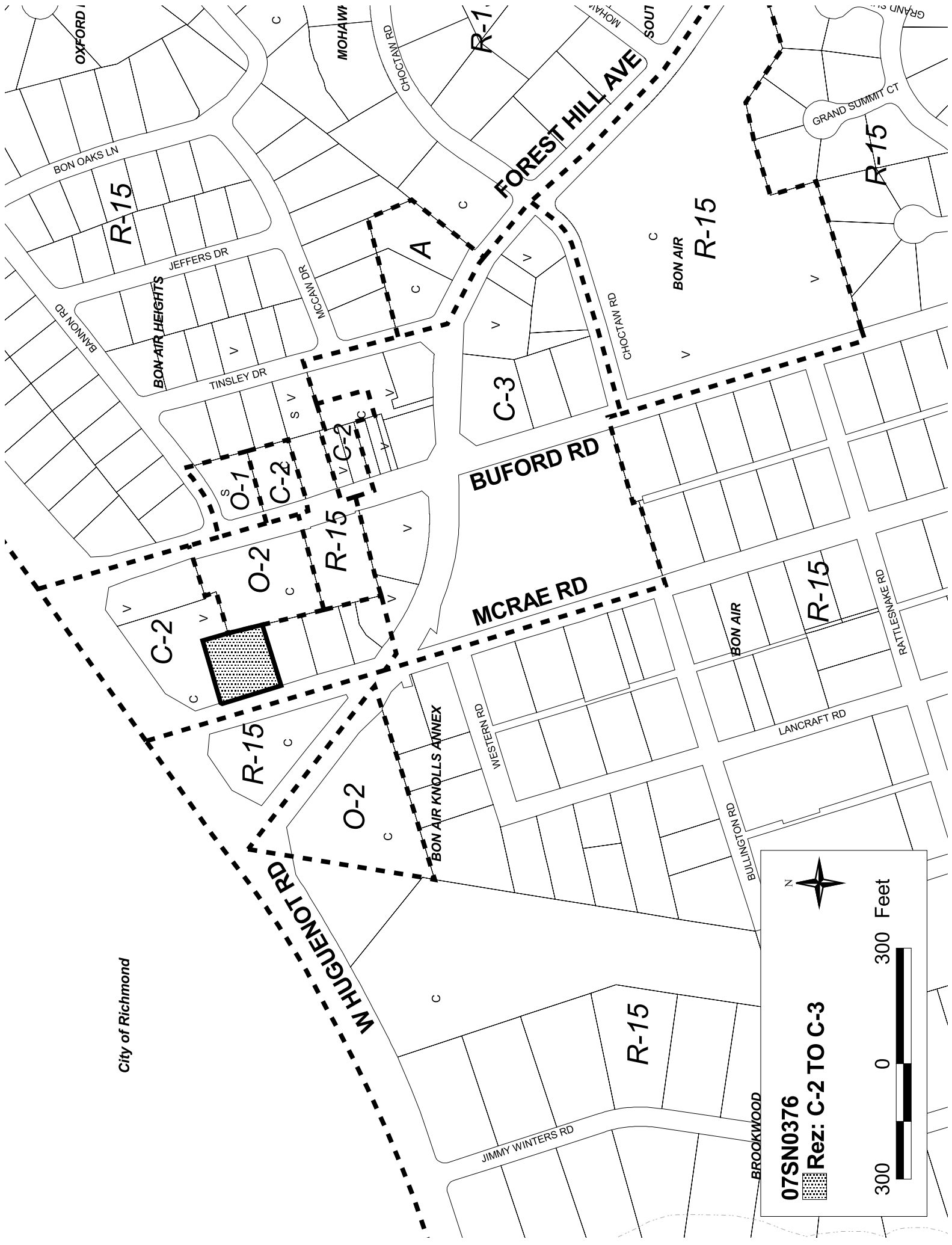
Currently, the Zoning Ordinance permits veterinary clinics within the Neighborhood Business (C-2) District. Veterinary clinics do not permit the boarding of animals, the overnight care of animals or outside runs. Veterinary hospitals, first permitted in the Community Business (C-3) District, permit boarding, overnight care and outside runs. The applicant proposes to operate a veterinary hospital from this location to accommodate the overnight care of animals without the use of outside runs. (Proffered Condition)

CONCLUSION

The proposed zoning and land uses conform to the Bon Air Community Plan which suggests the property is appropriate for light commercial use. The exclusion of outdoor runs associated with the proposed veterinary hospital limits any negative impacts this use might have on area properties. In addition, the proposed zoning and land uses are representative of, and compatible with, existing and anticipated area development.

Given these considerations, approval of this request is recommended.

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